

DUNE ACRES PLAN COMMISSION  
MINUTES August 11, 2008

The meeting was called to order at 7:35 pm. Present were Thomas Cornwell, Jane Dickey, John Norris, Dave Rearick, John Sullivan, and Jeffrey Swoger. Absent was Lou Mellen. Jeffrey Swoger, with second by John Sullivan, moved that the minutes of the July 17, 2008 be approved as corrected. Favorable vote was unanimous.

Thomas Cornwell requested a report on the Board of Zoning Appeals meeting for Mr. and Mrs. Roberts when their plans for kitchen expansion were denied plan commission approval due to non-conformance with bulk and side yard setback requirements. The variances sought were granted due to hardship and an improvement location permit for the addition has been issued.

Mark Hull was the representative for the discussion of the old business of a room addition to the Spence property at 15 Oak Drive. The initial discussion in the minutes of May 12, 2008 was reviewed. The only changes made to the plans for the 19' x 19' room on the second story are the addition of HVAC units. The findings are as follows:

Floor area ratio (46-116)	The large lot will allow a structure of 4000+ sq. ft. The addition will bring the size of the home to 2759 sq. ft.
Height (46-120)	The current height of 28.5' will not be exceeded; this is within the 30' limit of the ordinance.

The front and rear yard setbacks are not impacted by the addition. The current side yards are not in compliance, but this addition has no impact and is not an extension of a non-conforming use. Septic and parking requirements are unchanged. Any above ground utilities will be buried during construction.

It was moved by John Sullivan, with second by Jeffrey Swoger, that the findings be approved and that an improvement location permit be granted for the room addition at 15 Oak Drive, pending receipt of plans bearing the architect's stamp. Favorable vote was unanimous.

Mr. O'Connor of 54 Circle Drive provided the measurements of lot size, setbacks, and new porch and deck as requested. Findings are as follows:

Floor area ratio (46-116)	The 23,129 sq. ft. lot can easily accommodate the 200 sq. ft. porch addition.
Front yard setback (46-117)	The 51' exceeds the 25' requirement.
Side yard setback (46-118)	The side yards are 21' and 100+' which exceed the requirements.
Rear yard setback (46-119)	The 50' exceeds the 35' requirement.
Height (46-120)	There is no change in the height of the

structure.

It was moved by John Sullivan, with second by Jeffrey Swoger, that the findings be approved and that an improvement location permit for a deck and porch addition at 54 Circle Drive be granted.

The final item of old business is the extensive interior remodeling by the new owner at 22 Summit Drive. There is no change to the footprint and therefore no action required by the plan commission. However, there is concern that installation of two windows from the original plans for the house may involve a weight bearing wall. Lou Mellen will be advised to request a set of stamped plans from the architect, which he and Dave Rearick will review.

The new business is expansion of the driveway at 70 West Road. Property owner Robert Evans was present, along with contractor Mark Hull. The top of the concrete driveway will be expanded 3 feet to the east for parking and turn around. The entire length of the driveway on the west will be expanded from the current 10+ feet to 16 feet, fanning out to 20 feet at the bottom. Concrete will be the material used, and the edges will be flared. Section 46-275 of the Dune Acres town code is applicable to this expansion since excavation and the construction of retaining walls is required. The east retaining wall will lengthen to 16+ feet and will be 6 feet tall. The west retaining wall will lengthen to 55 feet and will be 7 feet tall. Timbers to match the existing walls will be used. It was moved by Jane Dickey, with second by Jeffrey Swoger, that an improvement location permit, contingent upon receipt of an application form and a set of stamped drawings, for the expansion of the driveway at 70 West Road be granted. Favorable vote was unanimous.

There was preliminary discussion of the remodeling of and addition to the property at 46 Circle Drive.

Meeting adjourned at 8:35.

Respectfully submitted,  
Joan Rearick, secretary